

**HAMILTON HEIGHTS BLOCK 14, LOTS 14 & 15, AP (COLE/FREY)
NINE-LOT MAJOR SUBDIVISION**

STAFF REPORT FOR BOARD OF COUNTY COMMISSIONERS

CASE PLANNER: Tristan Riddell

**REVIEWED AND
APPROVED BY:** Renee Van Hoven

**PUBLIC HEARINGS,
MEETINGS AND**

DEADLINES: BCC site visit: 11:00 a.m. June 8, 2007
BCC public hearing: 10:00 a.m. June 19, 2007
Deadline for BCC action (60 working days): August 22, 2007

APPLICANT / OWNER: Brooks Cole & Terry Frey
670 Lone Willow Drive
Corvallis, MT 59828

REPRESENTATIVE: Chris Cobb-Taggart, Professional Consultants Inc.

LOCATION OF REQUEST: The property is located approximately 3 miles southeast of Corvallis near the intersection of Bass Lane and Honey House Lane. (Map1)



Map 1: Location Map
(Source Data: Ravalli County GIS Department)

**LEGAL DESCRIPTION
OF PROPERTY:**

Lots 14 and 15 of Block 14, Hamilton Heights Subdivision, located in the SW¼, Section 10, T6N, R20W, P.M.M., Ravalli County, Montana.

**APPLICATION
INFORMATION:**

The subdivision application was determined complete on May 29, 2007. Agencies were notified of the subdivision and comments received from agencies not included in the application packet are Exhibits A-1 through A-6 of the staff report.

LEGAL NOTIFICATION:

A legal ad was published in the Ravalli Republic on June 4, 2007. Notice of the project was posted on the property and adjacent property owners were notified of the subdivision by certified mail postmarked May 29, 2007. No public comments have been received to date.

**DEVELOPMENT
PATTERN:**

Subject property	Vacant
North	Large lot residential
South	Large lot residential
East	Large lot residential
West	Large lot residential

INTRODUCTION

The Hamilton Heights, Block 14, Lots 14 & 15, AP, nine-lot subdivision on 19.5 acres, is located southeast of Corvallis. The property is located within the Corvallis Rural Fire District and the Corvallis School District. There is a pond located in the northeast corner of the subject property. Both restrictive and no-build/alteration zones are proposed around the pond. The property has water rights through the Bitterroot Irrigation District, which are proposed to be divided between the nine lots.

Staff recommends conditional approval of the subdivision proposal.

RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS

JUNE 19, 2007

HAMILTON HEIGHTS BLOCK 14, LOTS 14 & 15, AP (COLE/FREY) NINE-LOT MAJOR SUBDIVISION

RECOMMENDED MOTION

That the Hamilton Heights Block 14, Lots 14 & 15, AP (Cole/Frey) major subdivision *be approved*, based on the findings of fact and conclusions of law in the staff report and subject to the conditions in the staff report.

RECOMMENDED MITIGATING CONDITIONS OF APPROVAL

1. A document entitled "Notifications to Future Property Owners" that includes the following notifications and the attachments listed below shall be included in the submittal of the final plat to the Planning Department and filed with the final plat:

Notification of Proximity to Agricultural Operations. This subdivision is located near existing agricultural activities. Some may find activities associated with normal agricultural activities objectionable and dangerous. (*Effects on Agriculture*)

Notification of Irrigation Easements. Within this subdivision there are irrigation easements, as shown on the final plat. All downstream water right holders have the right to maintain and repair their irrigation facilities/diversion structures whenever necessary to keep them in good condition. The Bitterroot Irrigation District must approve any relocation or alteration (e.g. installation of a culvert) of irrigation ditches/pipelines. Any act which damages or destroys a ditch, interferes with its operation or maintenance in any way, or restricts access to the ditch so as to interfere with its maintenance is expressly prohibited. The downstream water right holders and those acting with the approval of the Bitterroot Irrigation District have the right to use the easements to maintain the ditches. Please contact the Bitterroot Irrigation District, 1182 Lazy J Lane, Corvallis, Montana, 59828, 961-1182 for more information. (*Effects on Agricultural Water User Facilities*)

Notification of Utility Easements. There are utility easements for mixing zones located on Lots 3 and 7 to serve Lots 4 and 8. No structure shall be allowed to encroach into or set upon the utility easements. The utility easements shall remain unobstructed and accessible at all times. (*Effects on Local Services*)

Limitation of Access onto a County Road. A "no ingress/egress" restriction is located along the Bass Lane frontage of the subdivision, which precludes vehicular access onto this County-maintained road, excepting the approved approach for the internal subdivision road. This limitation of access may be lifted or amended with approval of the County. (*Effects on Local Services & Public Health and Safety*)

Notification of Road Maintenance Agreement. The internal subdivision road(s) are not maintained by Ravalli County, the State of Montana, or any other governmental entity. Neither the County nor the State assumes any liability for lacking or improper maintenance. A Road Maintenance Agreement for the road was filed with this subdivision and outlines which parties are responsible for maintenance and under what conditions. (*Effects on Local Services*)

Notification of "Very Limited" Soils. Within this subdivision there are areas of the property identified by the Natural Resources Conservation Service (NRCS) as potentially having soils rated as "very limited" for road construction and building sites. The approximate locations of these areas can be found on a reduced copy of the final plat. Descriptions of the severe soils in question are included as exhibits to this document [the subdivider shall include the exhibits as attachments]. *(Effects on Public Health and Safety)*

Notification of Restricted Zone. Within this subdivision there is a restricted zone located on Lot 1, as shown on the plat, to restrict building in areas within 25 feet of the pond. No new permanent building or structure may be constructed in this area. Roads, trails, and utility crossings through this area are permitted. *(Effects on Natural Environment & Public Health and Safety)*

Notification of No-Build/Alteration Zone. Within this subdivision there is a no-build/alteration zone located on Lots 1 and 6, as shown on the plat, to restrict building in areas with wetlands and steep slopes. No new building or structure may be constructed in this area. No new utilities, with the exception of wells, may be constructed in this area. No fill may be placed in this area and the vegetation shall be retained in its natural condition. Roads, trails, and utility crossings through this area are not permitted. *(Effects on Natural Environment & Public Health and Safety)*

2. Protective covenants to be filed with the final plat shall include the following provisions:

Living with Wildlife. (See Exhibit A-1 for required provisions.) *(Effects on Agriculture, Effects on Wildlife & Wildlife Habitat)*

Access Requirements for Lots within this Subdivision. The Corvallis Rural Fire District has adopted the Uniform Fire Code. All accesses, including driveways to residences over 150' in length, must have a minimum unobstructed travel surface width of 20', a vertical clearance of 13'6", maximum grade of 6%, and an all weather surface that can accommodate the weight of a fire truck to meet requirements of the Uniform Fire Code. Please contact the Corvallis Rural Fire District at PO Box 13, Corvallis, MT, for further information on the requirements of the Corvallis Rural Fire District and/or the Uniform Fire Code. *(Effects on Local Services & Effects on Public Health and Safety)*

Required Posting of County-Issued Addresses for Lots within this Subdivision. The Corvallis Rural Fire District has adopted the Uniform Fire Code which requires the lot owners to post County-issued addresses at the intersection of the driveways leading to the residences and the roads providing access as soon as construction on the residences begins. *(Effects on Local Services & Effects on Public Health and Safety)*

Control of Noxious Weeds. A weed control plan has been filed in conjunction with this subdivision. Lot owners shall control the growth of noxious weeds on their respective lot(s). *(Effects on Natural Environment)*

Lighting for New Construction. To promote public health and safety, reduce energy consumption, and reduce impacts to nocturnal wildlife, full cut-off lighting is recommended for any new construction within this subdivision. A full cut-off fixture means a fixture, as installed, that is designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture, are projected below a horizontal plane through the lowest point on the fixture where light is emitted. The source of light should be fully

shielded on the top and sides, so as not to emit light upwards or sideways, but only allowing light to shine down towards the subject that is to be lighted. For more information, visit www.darksky.org. (*Effects on Natural Environment, Wildlife and Wildlife Habitat, & Public Health and Safety*)

Radon Exposure. The owner understands and accepts the potential health risk from radon concentrations, which are presently undetermined at this location. Unacceptable levels of radon can be reduced through building design and abatement techniques incorporated into structures. Property owners are encouraged to have their homes tested for radon. Contact the Ravalli County Environmental Health Department for further information. (*Effects on Public Health and Safety*)

Amendment. The covenants filed with the final plat shall state that written Governing Body approval shall be required for amendments to provisions of the covenants that were required to be included as a condition of subdivision approval. (*Effects on all six criteria*)

3. The subdividers shall include an RSID/SID waiver in a notarized document filed with the subdivision plat that states the following: Acceptance of a deed for a lot within this subdivision shall constitute the assent of the owners and any successors in interest to any future RSID/SID, based on benefit, for a community wastewater system, community water system, or upgrading roads leading to or within the subdivision, including but not limited to paving, curbs and gutters, non-motorized transportation facilities, street widening, and drainage facilities. (*Effects on Local Services*)
4. The applicants shall provide evidence that a \$250 per lot financial contribution has been made to the Corvallis School District prior to final plat approval. (*Effects on Local Services*)
5. The applicants shall provide a letter from the Corvallis Rural Fire District stating that they have provided the required 1,000 gallons per minute water supply or 2,500 gallons per minute water storage for fire protection for each lot within this subdivision. Alternatively, the applicant may provide evidence that a \$500 contribution per lot was made to the Corvallis Rural Fire District with the final plat submittal in lieu of the required water supply or water storage for fire protection. (*Effects on Local Services & Effects on Public Health and Safety*)
6. The applicants shall provide evidence with the final plat submittal that they have applied for County-issued addresses for each lot within this subdivision, in accordance with E-911 addressing policy. (*Effects on Local Services & Effects on Public Health and Safety*)
7. All existing and proposed irrigation easements shall be shown on the final plat as shown on the preliminary plat. (*Effects on Agricultural Water User Facilities*)
8. The applicants shall provide for an additional five feet of public road and utility easement along the Bass Lane frontage of the subdivision on the final plat. (*Effects on Local Services*)
9. The final plat shall show a no ingress/egress zone along the Bass Lane frontage of the subdivision, excepting the approach for the internal road approved by the County Road Department. (*Effects on Local Services & Public Health and Safety*)
10. The internal subdivision road shall be labeled as a "public road and utility easement" on the final plat. (*Effects on Local Services & Public Health and Safety*)

11. A stop sign and road name sign shall be installed at the intersection of the internal road and Bass Lane prior to final plat approval. (*Effects on Local Services & Effects on Public Health and Safety*)
12. A no-build/alteration zone shall be shown on the final plat to encompass all slopes greater than 25% and any potential wetlands associated with the northern portion of the pond. (*Effects on the Natural Environment & Public Health and Safety*)
13. The final plat shall show a 25-foot restricted zone extending horizontally from the banks of the pond, as shown on the preliminary plat. (*Effects on the Natural Environment & Public Health and Safety*)
14. The mixing zone easements for Lots 4 and 8, as shown on the preliminary plat, shall be shown on the final plat. (*Effects on Local Services*)

SUBDIVISION REPORT

COMPLIANCE WITH PRIMARY SUBDIVISION REVIEW CRITERIA

CRITERION 1: EFFECTS ON AGRICULTURE

Findings of Fact:

1. The proposed major subdivision on 19.5 acres will result in 9 lots that range in size from 2.00 to 3.45 acres.
2. The property is located approximately 3.0 miles southeast of Corvallis in an area where there is a mix of agricultural and residential uses. To mitigate impacts on nearby agricultural practices, a notification of agricultural operations shall be filed with the final plat and the covenants shall include a provision requiring owners to control domestic pets. (*Conditions 1 & 2 – in Living with Wildlife section*)
3. There are no Prime Farmland Soils or Soils of Statewide Importance associated with this property.

Conclusion of Law:

With the mitigating conditions, impacts on agriculture will be minimized.

CRITERION 2: EFFECTS ON AGRICULTURAL WATER USER FACILITIES

Findings of Fact:

1. According to the application, the property has water rights distributed by the Bitterroot Irrigation District. The approximately eighteen acres currently under irrigation are proposed to be divided among the lots.
2. Based on recent discussions with DNRC-Water Resources and the Bitterroot Irrigation District, it is understood that irrigation water rights are held by Bitterroot Irrigation District, not by the property. Consequently, a master irrigation plan is not required for this subdivision.
3. As a requirement of final plat approval, Section 3-1-5 (xxxiii) of the Ravalli County Subdivision Regulations requires the approval of the irrigation district when irrigation ditches/pipelines are to be altered.
4. A letter from the Bitterroot Irrigation District, dated March 15, 2007, states their approval of the re-allocation of water rights. (*Application*)
5. The preliminary plat shows a 5-foot wide proposed irrigation easement traversing Lots 1 through 9. There is also an existing 15-foot wide easement located on Lot 1. As a requirement of final plat approval, the Ravalli County Subdivision Regulations require that all easements/rights-of-way located on the property be shown on the final plat. To notify future property owners of the irrigation rights associated with this property and the role of the Irrigation District and to mitigate potential impacts on agricultural water user facilities, a notification of the irrigation facilities and easements shall be filed with the final plat. (*Conditions 1 and 7*)
6. Installation of irrigation infrastructure is required to be completed prior to final plat approval.

Conclusion of Law:

With the mitigating conditions and the requirements of final plat approval, impacts to agricultural water user facilities will be minimized.

CRITERION 3: EFFECTS ON LOCAL SERVICES

Findings of Fact:

1. The pro rata share for substandard County-maintained road(s) that provide access to this subdivision from Eastside Highway shall be paid by the applicant prior to final plat approval, as required by Section 5-4-5 (d) of the Subdivision Regulations.

2. There are nine proposed single family residential lots within this subdivision. It is estimated at build-out that this subdivision will generate a total of 72 vehicular trips per day, assuming 8 trips per day per single-family dwelling.
3. Submittal of a final grading and drainage plan approved by Montana Department of Environmental Quality (DEQ), a General Discharge Permit for Storm water Associated with Construction activity from DEQ (if required), an approved approach permit from the Ravalli County Road and Bridge Department for the internal subdivision road(s), an approved road name petition, and certification that the constructed road meets County standards are requirements of final plat approval.
4. The Ravalli County Road and Bridge Department gave preliminary approval of the road and grading and drainage plans on March 29, 2007. (*Exhibit A-2*)
5. Bass Lane is a County-maintained road that provides direct access to the subdivision. The easement for Bass Lane along the subdivision frontage is 50 feet wide. To mitigate impacts on local services, the applicant shall provide for an additional 5 feet of public road and utility easement along the Bass Lane frontage. (*Condition 8*)
6. The applicant is proposing an internal subdivision road. To mitigate impacts on local services, the road shall be labeled as a "public road and utility easement" on the final plat. (*Condition 10*) An approach permit, as approved by the Road Department, is required to be submitted prior to final plat approval.
7. A preliminary road maintenance agreement was included in the application packet. The final plat application packet is required to include a road maintenance agreement that meets the requirements of the Ravalli County Subdivision Regulations. To mitigate impacts on local services, a notification of the road maintenance agreement shall be included in the notifications document filed with the final plat. (*Condition 1*)
8. To further mitigate impacts on local services, a stop sign and road name sign shall be installed at the intersection of the internal road and Bass Lane prior to final plat approval. (*Condition 11*)
9. The preliminary plat shows a no-ingress/egress strip located along the Bass Lane frontage of the subdivision, excepting the approach, as approved by the Road Department, for the internal road. To mitigate impacts of the subdivision on the public road system, this restriction shall be shown on the final plat and a notification of this access restriction shall be included in the Notifications Document filed with the final plat. (*Conditions 1 & 9*)
10. To mitigate impacts of the subdivision on local services, mixing zone easements for Lots 4 and 8 shall be shown on the final plat, as shown on the preliminary plat, and a notification of these easements shall be included in the Notifications Document filed with the final plat. (*Condition 1 and 14*)
11. Individual water and wastewater treatment systems are proposed to serve the lots (*Effects on Natural Environment*).
12. To mitigate potential impacts of this subdivision on any possible future public water, public sewer system, or the road system, the RSID/SID waiver filed with the final plat shall address these systems. (*Condition 3*)
13. Bitterroot Disposal provides disposal service to this area.
14. With this subdivision, it is estimated that approximately 4.5 school-aged children will be added to the Corvallis School District, assuming an average of 0.5 children per single family residence (Source: Census 2000).
15. The applicant is proposing a \$250 contribution to the Corvallis School District. In a letter dated January 30, 2007, the School District stated that the additional impacts of the subdivision could be handled (*Exhibit A-6*). To mitigate impacts of the proposal on the School District, the applicants shall contribute \$250 per lot to the Corvallis School District prior to final plat approval. (*Condition 4*)
16. The subdivision is located within the Corvallis Rural Fire District, which has provided general comments on subdivision proposals, indicating they have adopted a policy which addresses

- access, posting of addresses, and water supply requirements. Conditions of approval will meet the recommendations of the Corvallis Rural Fire District. (*Conditions 2, 5, and 6*)
17. The subdividers are proposing cash-in-lieu of parkland dedication. Section 6-1-7 of the Ravalli County Subdivision Regulations requires the subdivider to hire a real estate appraiser legally qualified to appraise undeveloped land to determine the fair market value of land prior to final plat approval. In a letter received March 2, 2007, the Ravalli County Park Board concurs with the subdivider's proposal for cash-in-lieu of parkland dedication. (*Exhibit A-4*)
 18. The Ravalli County Sheriff's Office provides law enforcement services to this area.
 19. Public Services are adequate for this subdivision.

Conclusion of Law:

With the mitigating conditions and requirements of approval, impacts on local services will be minimized.

CRITERION 4: EFFECTS ON THE NATURAL ENVIRONMENT

Findings of Fact:

1. Individual wells and wastewater treatment systems are proposed to serve lots within the subdivision and adequate information has been provided to the Environmental Health Department for local subdivision review to occur (*Exhibit A-3*). A Certificate of Subdivision Approval from the Montana Department of Environmental Quality is a requirement of final plat approval.
2. To mitigate the impacts of light pollution stemming from new construction, the protective covenants shall include a provision recommending full cut-off lighting on new construction. (*Condition 2*)
3. The preliminary plat shows potential wetlands and steep slopes on the property associated with the pond located in the northeastern corner. This area shall be identified as a no-build/alteration zone and there shall be a 25-foot restricted zone extending horizontally from the banks of the pond, as shown on the preliminary plat, on the final plat. In order to mitigate impacts on the natural environment, notification of the no-build/alteration zone and restricted zone shall be included in the notifications document and the no-build/alteration zone and restricted zone placed on the final plat. (*Conditions 1, 12 and 13*)
4. A noxious weed and vegetation control plan is required to be filed with the final plat for ground disturbance associated with a subdivision. According to MCA 7-22-2152, any person proposing a development that needs state or local approval and that results in the potential for noxious weed infestation within a weed district, shall notify the weed board at least 15 days prior to activity. Consequently, 15 days prior to activities requiring a revegetation plan, such as road construction, the plan shall be submitted to the weed board for approval from the board. To mitigate impacts on the natural environment, a noxious weed control provision shall be included in the protective covenants filed with the final plat for this subdivision. (*Condition 2*)

Conclusion of Law:

With the mitigating conditions and the requirements for final plat approval, impacts from this subdivision on the natural environment will be minimized.

CRITERION 5: EFFECTS ON WILDLIFE AND WILDLIFE HABITAT

Findings of Fact:

1. The FWP comment letter recommends including Living with Wildlife provisions in the covenants for this subdivision. (*Exhibit A-1 & Condition 2*)
2. The property is not located within the FWP-identified big game winter range and the sensitive species report was waived for the Olive-sided Flycatcher, Townsend's Big-eared Bat and Fringed Myotis by the Planning Director on February 27, 2007. (*Exhibit A-5*)

3. To mitigate the impacts of light pollution stemming from new construction, the protective covenants shall include a provision recommending full cut-off lighting on new construction. *(Condition 2)*

Conclusion of Law:

With the condition of approval, impacts of the proposed subdivision on wildlife will be mitigated.

CRITERION 6: EFFECTS ON PUBLIC HEALTH AND SAFETY

Findings of Fact:

1. The proposed subdivision is located within the Corvallis Rural Fire District and with Conditions 2, 5, and 6, impacts to the District will have been addressed.
2. Individual wells and wastewater treatment systems are proposed for lots within this subdivision. *(Natural Environment)*
3. To mitigate the general impacts of this subdivision on public health and safety, the subdivider shall apply for County-issued addresses for each lot within this subdivision. A provision shall be included in the protective covenants requiring property owners to post County-issued addresses at their driveways to enhance provision of emergency services. *(Conditions 2 & 6)*
4. To mitigate the impacts of light pollution stemming from new construction, the protective covenants shall include a provision recommending full cut-off lighting with the exception of flag poles. *(Condition 2)*
5. There is a prevalence of radon in the County and to mitigate impacts on public health and safety, the covenants for this property shall include a statement regarding radon exposure. *(Condition 2)*
6. To mitigate impacts on local services and public health and safety, a stop sign and road name sign shall be installed at the intersection of the internal road prior to final plat approval. *(Condition 11)*
7. The Ravalli County Sheriff's Office provides services to this subdivision.
8. With the conditions and requirements of final plat approval, access to the subdivision will be adequate for public health & safety. *(Effects on Local Services and Conditions 1, 2, 9, and 10)*
9. The preliminary plat and soils map indicate that the subdivision may have soils rated as "very limited" for road and building construction. To educate property owners and to mitigate potential impacts of this subdivision on public health & safety, a notification of the potential for severe soils shall be included in the notifications document filed with the final plat. A reduced plat showing the approximate locations of soils rated as "very limited" for roads and building construction and descriptions of the severe soils in question shall be attached to the notifications document as an exhibit. *(Condition 1)*
10. The preliminary plat shows potential wetlands and steep slopes on the property associated with the pond located in the northeastern corner. This area shall be identified as a no-build/alteration zone and there shall be a 25-foot restricted zone extending horizontally from the ponds banks on the final plat. In order to mitigate impacts on the natural environment, notification of the no-build/alteration zone and restricted zone shall be included in the notifications document and the no-build/alteration zone and restricted zone placed on the final plat. *(Conditions 1, 12 and 13)*

Conclusion of Law:

The mitigating conditions and requirements of final plat approval address impacts of this subdivision on public health and safety.

COMPLIANCE WITH:

1) THE SURVEY REQUIREMENTS PROVIDED FOR IN PART 4 OF M.C.A. 76-3.

Finding of Fact:

The Seal of a Professional Land Surveyor or Engineer is required on all final plats, which states that the subdivision complies with part 4 of M.C.A. 76-3.

Conclusion of Law:

This proposal meets the survey requirements or conditions have been required to bring the proposal into compliance.

2) THE LOCAL SUBDIVISION REGULATIONS PROVIDED FOR IN PART 5 OF M.C.A. 76-3.

Finding of Fact:

Subdivisions are required to comply with the local subdivision regulations provided for in part 5 of M.C.A. 76-3.

Conclusion of Law:

The developer has submitted a plan which complies with the requirements of local subdivision regulations or conditions have been required that will bring the plan into compliance.

3) THE LOCAL SUBDIVISION REVIEW PROCEDURE PROVIDED FOR IN THE RAVALLI COUNTY SUBDIVISION REGULATIONS

Findings of Fact:

1. Subdivisions are required to comply with the local subdivision review procedure provided for in the Ravalli County Subdivision Regulations.
2. A decision of the governing body rejecting or approving a proposed subdivision may be appealed to the district court within thirty (30) days of such decision. The petition shall specify the grounds upon which the appeal is made. An appeal may be made by the subdivider; a landowner with a property boundary contiguous to the proposed subdivision or a private landowner with property within the unincorporated area of the county that can show a likelihood of material injury to the landowner's property or its value; a first class municipality if the subdivision is within three miles of its limits, a second class municipality if a subdivision is within two miles of its limits, a third class municipality or town if the subdivision is within one mile of its limits. An aggrieved party means a person who can demonstrate a specific personal and legal interest, as distinguished from a general interest, who has been or is likely to be specially and injuriously affected by the decision.

Conclusion of Law:

This development plan proposal has followed the necessary application procedure and has been reviewed within the procedures provided in Chapter 3 of the Ravalli County Subdivision Regulations.

CONSISTENCY WITH EXISTING ZONING AND COVENANTS

Findings of Fact:

1. There are existing covenants on the property. (*Application*) The proposal appears to be consistent with existing covenants.
2. This property is not located within a zoning district.
3. Interim County-wide zoning applies to this subdivision. The minimum lot size is 2.00 acres.

Conclusion of Law:

This proposal appears to comply with County-wide interim zoning limiting densities of residential subdivisions to one house per two acres and existing covenants.

PROVISION OF EASEMENTS FOR UTILITIES

Findings of Fact:

1. The plat indicates utility easements are located along Bass Lane.

2. According to the application, the proposed subdivision will be served by Quest Communications, Ravalli Electric Co-Op and Northwestern Energy. Utility Certificates are a requirement of final plat approval.

Conclusion of Law:

Utility services will be available to this subdivision.

PROVISION OF LEGAL AND PHYSICAL ACCESS

Findings of Fact:

1. Bass Lane, a County-maintained road (Exhibit A of the Subdivision Regulations), serves the proposed subdivision. Bass Lane intersects with Eastside Highway (County standard roadway).
2. All lots will access from an internal subdivision road which shall be labeled as a "public road and utility easement" on the final plat. (Condition 10)
3. The Subdivision Regulations require that the internal subdivision road is improved to meet County standards and a road maintenance agreement is in place.

Conclusion of Law:

With the conditions of approval and the requirements of final plat approval, the proposal meets physical and legal access requirements.



Montana Wildlife & Parks

EXHIBIT A-1

Region 2 Office
3201 Spurgin Road
Missoula, MT 59804-3099
406-542-5500
Fax 406-542-5529
November 8, 2006

Chris Cobb-Taggart
Professional Consultants, Inc.
PO Box 1750
Missoula, MT 59806-1750

Dear Ms. Cobb-Taggart:

Reference: Hamilton Heights, Lots 14 & 15 (Blk 14; Brooks Cole & Terry Frey)--
Proposed major (13 lots on 19.5 acres) subdivision, southeast of Corvallis

We have reviewed the preliminary plat you provided for this proposed subdivision. We also reviewed this parcel and its surrounds on the Montana Cadastral website (<http://gis.mt.gov/>) and the US Geological Survey topographic map for this locale. Based on reviewing this information and our field knowledge of this location, we note and recommend the following:

1. This subdivision is located in a rural area, and is about one-half mile from Cow Creek and the Hedge Ditch; agricultural lands are also nearby. We believe there is a general possibility of human/wildlife interactions at this location. In particular, wildlife such as white-tailed deer, fox, skunk and magpie could be found in the area, as well as an occasional black bear. Numerous small mammal and bird species could also be found nearby. We believe that "living with wildlife" issues should be conveyed as part of the covenants to future homeowners in this subdivision, in order to help residents deal with and avoid potential wildlife issues. We have enclosed our recommended version of such covenants.
2. The US Geological Survey map for this area indicates that the pond in the common area is part of a natural drainage feature that runs diagonally (downhill to the north) through the northeast corner of this subdivision. In order to protect this natural drainage feature and its function, we recommend consideration of:
 - a. Designating a 25-50 foot "no build/alteration" setback extending outward from each side of the centerline for this drainage;
 - b. Delineating and labeling this setback on the plat; and
 - c. Adding protective riparian covenants to guide the use of this area (FWP could help with suggestions for guidelines).

3. Additionally, we remind subdivision owners and/or the homeowners' association that an artificial pond, regardless of how it is created, must have a water right if the water is to be beneficially used for fish, wildlife, and/or recreation. See Montana Code Annotated § § 85-2-122 and 46-18-212. The Department of Natural Resources and Conservation (DNRC) has the authority to issue water use permits for beneficial uses of water under MCA § 85-2-302. The purchase of fish from a certified aquaculturist in Montana requires that a fishpond license in the name of the current pond owner be provided at the time of purchase. Such a license also requires a valid water right for fish. A permit to transport live fish in the State of Montana may be obtained from Montana Fish, Wildlife and Parks. Such transport is otherwise strictly prohibited by law.

Thank you for providing the opportunity for FWP to comment on this subdivision.

Sincerely,

Mack Long
Regional Supervisor

ML/sr

Enclosure: "Living with Wildlife" covenants

C: Ravalli County Planning Department, Attn: Renee Van Hoven, 215 S. 4 St., Ste. F, Hamilton, MT 59840

Recommended Covenants for Hamilton Heights, Lot 14 & 15 (Blk 14; Brooks Cole Construction & Terry Frey) subdivision, suggested by Montana Fish, Wildlife & Park; Missoula; November 8, 2006

Section ____: Living with Wildlife

Homeowners must accept the responsibility of living with wildlife and must be responsible for protecting their vegetation from damage, confining their pets, and properly storing garbage, pet food, livestock feed and other potential attractants. Homeowners must be aware of potential problems associated with the occasional presence of wildlife such as deer, black bear, mountain lion, coyote, fox, skunk, and magpie. Please contact the Montana Fish, Wildlife & Parks office in Missoula (3201 Spurgin Road, Missoula, MT 59804) for brochures that can help homeowners "live with wildlife." Alternatively, see FWP's web site at www.fwp.mt.gov.

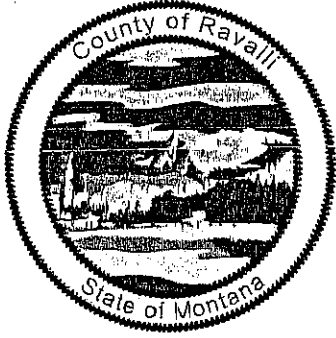
The following covenants are designed to help minimize problems that homeowners could have with wildlife, as well as helping homeowners protect themselves, their property and the wildlife that Montanans value.

- a. Homeowners must be aware of the potential for **vegetation damage by wildlife**, particularly from deer feeding on green lawns, gardens, flowers, ornamental shrubs and trees in this subdivision. Homeowners should be prepared to take the responsibility to plant non-palatable vegetation or protect their vegetation (fencing, netting, repellents) in order to avoid problems. Also, consider landscaping with native vegetation that is less likely to suffer extensive feeding damage by deer.
- b. **Gardens and fruit trees** can attract wildlife such as deer and bears. Keep produce and fruit picked and off the ground, because rotting vegetable material can attract bears, skunks and other wildlife. To help keep wildlife such as deer out of gardens, fences should be 8 feet or taller. Netting over gardens can help deter birds from eating berries.
- c. **Garbage** should be stored in secure animal-resistant containers or indoors to avoid attracting animals such as bears, raccoons, and dogs. It is best not to set garbage cans out until the morning of garbage pickup.
- d. **Do not feed wildlife** or offer supplements (such as salt blocks), attractants, or bait for deer or other wildlife. Feeding wildlife results in unnatural concentrations of animals that could lead to overuse of vegetation and disease transmission. Such actions unnecessarily accustom wild animals to humans, which can be dangerous for both. It is against state law (MCA 87-3-130) to purposely or knowingly attract bears with supplemental food attractants (any food, garbage, or other attractant for game animals) or to provide supplemental feed attractants in a manner that results in "an artificial concentration of game animals that may potentially contribute to the transmission of disease or that constitutes a threat to public safety." Also, homeowners must be aware that deer might occasionally attract mountain lions to the area.
- e. **Birdseed** is an attractant for bears. If used, bird feeders should: a) be suspended a minimum of 20 feet above ground level, b) be at least 4 feet from any support poles or

points, and c) should be designed with a catch plate located below the feeder and fixed such that it collects the seed knocked off the feeder by feeding birds.

- f. **Pets** must be confined to the house, in a fenced yard, or in an outdoor kennel area when not under the immediate control of the owner, and not be allowed to roam as they can chase and kill big game and small birds and mammals. Under current state law it is illegal for dogs to chase hoofed game animals and the owner may also be held guilty (MCA 87-3-124). Keeping pets confined also helps protect them from predatory wildlife
 - g. **Pet food and/or livestock feed** should be stored indoors, in closed sheds or in animal-resistant containers in order to avoid attracting wildlife such as bears, mountain lions, skunks, raccoons, and other wildlife. **When feeding pets and/or livestock** do not leave food out overnight. Consider feeding pets indoors so that wild animals do not learn to associate food with your home.
 - h. **Barbecue grills** should be stored indoors. Keep all portions of the barbecues clean. Food spills and smells on and near the grill can attract bears and other wildlife.
 - i. Consider **boundary fencing** that is no higher than 3-1/2 feet (at the top rail or wire) and no lower than 18 inches (at the bottom rail or wire) in order to facilitate wildlife movement and help avoid animals such as deer becoming entangled in the fence or injuring themselves when trying to jump the fence. We encourage the use of split rail fences.
 - j. **Compost piles** can attract skunks and bears. If used they should be kept indoors or built to be wildlife-resistant. Compost piles should be limited to grass, leaves, and garden clippings, and piles should be turned regularly. Adding lime can reduce smells and help decomposition. Do not add food scraps. (Kitchen scraps could be composted indoors in a worm box with minimum odor and the finished compost can later be added to garden soil.)
-
- k. **Apiaries (bee hives)** could attract bears in this area. (If used, consult Montana Fish, Wildlife & Parks or the U.S. Fish & Wildlife Service for help in planning and constructing an apiary system that will help deter bears.)
 - l. These "living with wildlife" covenants cannot be altered or eliminated without consent of the governing body (county commissioners).

EXHIBIT A-2



ROAD AND BRIDGE 1

244 FAIRGROUNDS ROAD


HAMILTON, MONTANA 59840

TELE: 406.363.2733 · FAX: 406.363.6701

RECEIVED

MAR 29 2007

IC-07-03-387
Ravalli County Planning Dept.

DATE 29 MARCH 2007
TO RAVALLI COUNTY PLANNING DEPARTMENT
FROM DAVID H. OHNSTAD, COUNTY ROAD SUPERVISOR 
SUBJECT HAMILTON HGTS, 14, 14 & 15 PRELIMINARY DESIGN REVIEW

Attached please find analysis and comment from Ravalli County's consulting engineers relative to the preliminary roadway and drainage design submittal for the proposed Hamilton Heights, Block 14, Lots 14 & 15 subdivision project.

The Road & Bridge Department will approve the preliminary design, with the expectation that those issues identified in the consulting engineer's report of 21 February 2007 will be addressed appropriately in the final design process.



**ENGINEERING
SURVEYING
PLANNING**

3021 Palmer • P.O. Box 16027 • Missoula, Montana 59808-6027

(406) 728-4611
FAX: (406) 728-2476
wgmgroupp.com

DATE: March 13, 2007
TO: David Ohnstad, Ravalli County Road & Bridge Department
CC: Justin Barrett, Professional Consultants, Inc.
FROM: Jeremy W. Keene, P.E.
RE: Hamilton Heights, Block 14, Lots 14 & 15 Preliminary Review Completion

On behalf of the Ravalli County Road and Bridge Department (RCRBD), we have completed our preliminary review of the above referenced project. Adequate road, grading, and drainage information has been submitted for the project. If the RCRBD is in concurrence with our review, please forward this letter to the Planning Office to be included with the full subdivision application.

A Preliminary Comment Memorandum was sent to the design engineer in accordance with Step 6 on the RCRBD's "Schedule of Activities – Processing & Coordination of Subdivision Projects" form. We are now sending this letter to your office in accordance with Step 7 of the RCRBD's Schedule of Activities to complete our preliminary review of the project.

We have included a copy of the following with this letter:

- 1) Preliminary comment memorandum from WGM Group, dated 2/21/07.
- 2) Preliminary comment response letter from Professional Consultants, Inc. (PCI), with attachments.

This review is based on the 2004 version of the AASHTO Geometric Design of Highways and Streets, the 2001 version of the AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400), and the Ravalli County Subdivision Regulations.

Review of the plans and reports are limited to general conformance with the Ravalli County Subdivision Regulations in place at the time the subdivision application was submitted. This is not a complete or comprehensive review of the design assumptions or conclusions of the design professional who submitted the plans and reports. A final set of construction plans will need to be submitted by the developer for review by the RCRBD prior to beginning construction.

Thank you for the opportunity to work with the Ravalli County Road Department. If you have any questions, please contact our office.



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SURVEYING
PLANNING

3021 Palmer • PO Box 16027 • Missoula, MT 59808-6027

Phone: (406)728-4611
Fax: (406)728-2476
www.wgmgroup.com

DATE: February 21, 2007
TO: Chris Cobb-Taggart, PCI
CC: David Ohnstad, Ravalli County Road & Bridge Department
FROM: Jeremy W. Keene, P.E.
RE: Hamilton Heights, Block 14, Lots 14 & 15 Preliminary Review Comments

On behalf of the Ravalli County Road and Bridge Department (RCRBD), our office has completed a review of the preliminary grading and drainage plans and reports submitted by your office for the above-referenced project. This review memorandum is part of Step 6 on the RCRBD's "Schedule of Activities – Processing & Coordination of Subdivision Projects" form. This review is based upon the Ravalli County subdivision regulations, the 2004 version of the AASHTO Geometric Design of Highways and Streets and the 2001 version of the AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400).

Based on our review, we have the following comments.

Roadways

1. The reference for sight triangle distances should identify exhibit 9-55/9-58 of the AASHTO Green Book.
2. A pavement design will be necessary for the final design review.

Storm Drainage

1. Please provide the calculations for the 10 year frequency storm event.
2. Please clarify the required culvert size for driveways, the Drainage Report indicates a 12" culvert, and the typical section indicates an 18" culvert.
3. Will the roadside ditch and drainage to the pond adequately convey the storm water without affecting well sites?
4. The units for the 10 yr -1hr storm event intensity are incorrect on page 1 of the drainage report.
5. Should there be a drainage ditch or swale section for the roadway drainage into the pond? In order to provide drainage to the pond, will an easement be necessary?

Please respond to these comments as outlined in Step 6 of the "Schedule of Activities – Processing & Coordination of Subdivision Projects" from the RCRBD. Thank you.



Missoula Office
3115 Russell Street • PO Box 1750 • Missoula, Montana 59806
406-728-1880 • fax 406-728-0276

Hamilton Office
1713 N. First Street • Hamilton, Montana 59840
406-363-1201 • fax 406-363-1215

Jeremy W. Keene, PE
WGM Group, Inc.
PO Box 16027
Missoula, MT 59808-6027

RE: Hamilton Heights, Block 14, Lots 14 & 15 Preliminary Review Comments

In Response to your comment letter dated February 21, 2007:

Roadways


1. The sight distance reference has been revised.
2. A section design will be included with the final road design schedule.

Storm Drainage

1. Calculations for the 2,10, and 100-year 1-hour storm events have been provided.
2. The required culvert size for the driveways will be 12". The typical section has been revised.
3. See no. 5 below.
4. The units for the 10 year 1-hour storm event have been revised.
5. Runoff generated by the proposed road will be handled via infiltration into the landscaped/graveled areas in the roadside ditches. Additionally, roadside check dams and 12" CMP culverts will be placed at each driveway to accommodate runoff. We feel that a drainage swale with an easement will unnecessarily encumber Lot 7.

Please feel free to call me at 728-1880 if you have any further questions or need any additional information for your review.

Sincerely,
PROFESSIONAL CONSULTANTS, INC.


Justin Barrett

Enclosure

RECEIVED
MAR 02 2007
David Ohlstedt, RCRBD

WGM GROUP, INC

Engineers. Surveyors. Planners. Mappers.

RAVALLI COUNTY ROAD & BRIDGE DEPARTMENT

SCHEDULE FOR ROADWAY DESIGN SUBMITTAL

DATE <u>October 5, 2006</u>	PROJECT DESIGN BY <u>Professional Consultants Inc.</u>	
PROJECT NAME <u>AP of Lots 14 & 15, Blk 14, Hamilton Heights</u>	PRELIM DESIGN <u>XX</u>	
ROADWAY NAME <u>Hunter's Ridge Road</u>	FINAL DESIGN	
STATION (OR LOCATION) FROM <u>10+00</u> TO <u>± 20+10</u>		
PROPOSED DESIGN		REFERENCE
DESIGN ADT <u>104</u> % TRUCKS <u>± 5%</u>		ITE Trip Generation, 6 th Ed., 210
Bass Lane 35mph DESIGN SPEED <u>25mph</u> POSTED SPEED <u>N/A</u>		Ravalli Co. Subd. Regs
FUNCTIONAL CLASSIFICATION <u>Local Rural Minor Access</u>		AASHTO Low Volume, Ch. 2, Pg 6
TERRAIN - FLAT <u>XX</u> ROLLING <u> </u> MOUNTAINOUS <u> </u>		
GEOMETRIC - ALIGNMENT		
HORIZONTAL CURVATURE - MINIMUM RADIUS <u>N/A</u>		
MAXIMUM DESIGN GRADE <u>-2.5%</u>		Ravalli Co. Subd. Regs
MINIMUM STOPPING SIGHT DISTANCE <u>+500ft.</u>		AASHTO Low Volume, Ch. 4, Pg. 34
VERTICAL CURVATURE		AASHTO Green Book, Ch. 5, Pg.277, 272
CREST K VALUE <u>67</u> / SAG K VALUE <u>50</u>		
SUPER-ELEVATION (%) <u>N/A</u>		
INTERSECTION DESIGN <u>plain T, control- stop minor approach</u>		AASHTO Low Volume, Ch. 4, Pg. 46
SIGHT TRIANGLE DISTANCE - A) <u>± 400' left</u> B) <u>± 400' right</u>		AASHTO Green Book, exhibit 9-55/9-58
EASEMENT WIDTH <u>60 ft.</u>		Ravalli Co. Subd. Regs
ROADWAY WIDTH - PAVEMENT <u>18ft.</u> SHOULDER <u>2ft. each</u>		Ravalli Co. Subd. Regs
PARKING PROVIDED / ALLOWED - YES <u> </u> NO <u>XX</u>		

BICYCLE / PEDESTRIAN FACILITIES - YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
PROPOSED DESIGN	REFERENCE
STRUCTURAL - GEOTECHNICAL	
EXISTING SUB-GRADE SOIL TYPE <u>sandy loam</u>	Onsite soils investigation
EQUIVILANT S/A LOAD	To be determined at final design
RESILIENT VALUE	To be determined at final design
SUB-BASE COURSE - TYPE <u>3"(-) uncrushed</u> DEPTH	To be determined at final design
BASE COURSE - TYPE <u>3/4" (-)</u> DEPTH	To be determined at final design
SURFACE TYPE - ACP <u>2" 'B' BST</u> OTHER _____	To be determined at final design
SURFACE TYPE - DESIGN <u>HMA</u> DEPTH <u>2" Type B</u>	To be determined at final design
STRUCTURAL NUMBER	To be determined at final design
NOTES	

INSTRUCTIONS

Complete all applicable sections; identify the specific source reference for the design (AASHTO "Green Book", AASHTO Low Volume, AASHTO Pavement Design, MUTCD, MPWSS) by section number. Identify any design exceptions and attach appropriate documentation. Attach any geotechnical, structural design and hydrology analysis.

Grading and drainage design plans are also required, which may be reviewed by the county's consulting engineer at the request of the County Planning Department. If included in this review process, such design plans as prepared for the Montana Department of Environmental Quality, or other regulatory agency, shall be submitted at the time of final design review. The design of any roadway structures (bridges) that are proposed shall also be submitted in appropriate format for review.

Attach any information that may be required to support the design proposal. The county's engineer will review the submittal for compliance to adopted standards but

will not review for accuracy of calculations or engineering judgment. In submitting a proposal, the project designer shall certify as to the accuracy of the proposed design.

INCOMPLETE SUBMITTALS WILL NOT BE PROCESSED

DRAINAGE AND GRADING REPORT
For
AMENDED PLAT OF LOTS 14 AND 15 BLOCK 14 HAMILTON
HEIGHTS (ASP #309)
Ravalli County

Prepared by:
Professional Consultants, Inc.
3115 Russell St.
Missoula, MT 59806

Prepared for:
Brooks Cole
670 Lone Willow Drive
Corvallis, MT 59828

GENERAL LOCATION AND DESCRIPTION

Lots 14 and 15 Block 14 of Hamilton Heights are located on Bass Lane, southeast of Corvallis in Ravalli County. Bass Lane is an existing county-maintained paved road that bounds the southern edge of the property. The subdivision will be comprised of 9 residential lots, ranging from 1.64 to 4.75 acres in size. The parcel is surrounded by grassland to the north, residences to the east and west, and Bass Lane to the south. South of Bass Lane is a residential area. These are slightly northerly sloping lots not exceeding a 4% slope currently having an existing ground cover of alfalfa hay. An 18' wide paved road, namely Hunter's Ridge Road, will provide access for all lots.

DRAINAGE DESIGN CRITERIA

The Montana Department of Environmental Quality Circular 8 (DEQ8) requires flows that originate within the subdivision to be detained or retained so that the peak flow from the 2yr-1hr storm event after development does not exceed the peak flow before development. Ravalli County Subdivision regulations require that the 10yr-1hr storm event be dealt with onsite and that the plan considers mitigation of the 100yr-1hr event.

For the purpose of this analysis the drainage basin is defined as the boundaries of the parcel. The slope of this property is 2-4% to the north, therefore it is unlikely that any storm water will enter the property from either the north, west, or south. Additionally, an irrigation ditch and Bass Lane run along the southern border of the property, thus preventing runoff from entering the property.

The Rational Method was used to estimate pre and post construction on-site storm water flows for the subdivision. The 10yr-1hr storm event had an intensity of 0.57 in/hr (averaged from Missoula and Darby) with a corresponding peak flow rate of 3.33cfs. The following assumptions were made to calculate the pre and post developed flows:

- 3,500 sf of home/driveway per lot
- 25,700 sf of hard surface due to road
- 21,780 sf (0.5 acre) of landscaping per lot

There was no increase in runoff as a result of the proposed improvements, refer to the stormwater calculations at the end of this report. For the 10yr-1hr storm, there was a decrease of 230 cf (0.06 cfs) as a result of the proposed improvements.

DRAINAGE FACILITY DESIGN

Those flows that originate onsite will be handled via infiltration or controlled by directing the flows into a roadside drainage ditch. Each driveway will have a 12" cnp pipe for crossing the drainage ditch. This pipe size can easily handle the peak flows generated by this subdivision including the 100yr-1hr storm event. This will prevent overtopping of the roadways by larger storm events and direct stormwater away from drainfield sites.

The road has been designed with slopes of 0.5% - 3.5%. An 18" CMP culvert will be installed where the road crosses the drainage ditch running along the southern border of the property. Refer to the road design sheet included with this submittal.

EROSION CONTROL

Construction activities on this subdivision that will disturb the native soils and vegetation and possibly increase erosion and run-off include the initial construction of roadways and utilities, followed by periodic construction of residential home sites. Construction of roads and utilities will be directly controlled by the developer and will include run-off and erosion control measures in accordance with the MDEQ "Montana Sediment and Erosion Control Manual." It is not expected that any significant erosion control measures will be needed on this development due to the well developed topsoil and very low slopes on the site.

CONCLUSIONS

All increased storm water runoff will be retained onsite through landscaping, infiltration in the roadside ditches and the drainage basin. Erosion will be controlled with natural vegetation, landscaping and the gentle slope of the site. Each lot owner will be responsible for maintaining all storm drainage improvements located on their lot and the Road Maintenance Agreement will cover the maintenance of the drainage basin and facilities located in the road.

REQUIRED STORMWATER DETENTION VOLUME:

RELATIVE IMPERVIOUSNESS FACTORS:
 PAVED AREAS/STRUCTURES =
 GRAVELED AREAS =
 UNIMPROVED RANGELAND =
 LANDSCAPED (lawn, shrubs,trees) =

(C Range)
 (0.8-0.9)
 (0.35-0.8)
 (0.15-0.4)
 (0.1-0.3)

(C Used)
 0.9
 0.8
 0.3
 0.1

2 YEAR -1 HOUR STORM EVENT:

Lot 14 and 15 Block 14 Hamilton Heights

i 0.37 in/hr
 T 3600 sec/hr

Averaged from Missoula (0.38) and Darby (0.36)

NEW SITE LAYOUT

EXISTING SITE LAYOUT

AREAS:

TOTAL AREA OF WATERSHED

AREA (Ft2)

849,420 sq. ft.

19.50 acres

PAVED AREAS/STRUCTURES

57200.00 sq. ft.

1.31 acres

GRAVELED AREAS

0.00 sq. ft.

0.00 acres

UNIMPROVED

596200.00 sq. ft.

13.69 acres

LANDSCAPED

196020.00 sq. ft.

4.50 acres

TOTAL

849420.00 sq. ft.

19.50 acres

AREA (Ft2)

0.00 sq. ft.

0.00 acres

0.00 sq. ft.

0.00 acres

849420.00 sq. ft.

19.50 acres

0.00 sq. ft.

0.00 acres

849420.00 sq. ft.

19.50 acres

VOLUMES REQUIRED:

Volume of runoff = (C*I*A)*T

Total Volume Difference = New Volume - Existing Volume

PAVED AREAS/STRUCTURES

1574.18 C.F.

58.30 C.Y.

GRAVELED AREAS

0.00 C.F.

0.00 C.Y.

UNIMPROVED

5469.25 C.F.

202.56 C.Y.

LANDSCAPED

599.40 C.F.

22.20 C.Y.

TOTAL VOLUME

7642.83 C.F.

283.07 C.Y.

FLOW IN C.F.S.

2.1230 C.F.S.

0.00 C.F.

0.00 C.Y.

0.00 C.F.

0.00 C.Y.

7792.17 C.F.

288.60 C.Y.

0.00 C.F.

0.00 C.Y.

7792.17 C.F.

288.60 C.Y.

2.1645 C.F.S.

TOTAL VOLUME DIFFERENCE

-149.34 C.F.

-6 C.Y.

TOTAL FLOW IN C.F.S.

-0.041 C.F.S.

REQUIRED STORMWATER DETENTION VOLUME:

RELATIVE IMPERVIOUSNESS FACTORS:

PAVED AREAS/STRUCTURES =
 GRAVELED AREAS =
 UNIMPROVED RANGELAND =
 LANDSCAPED (lawn, shrubs,trees) =

(C Range)
 (0.8-0.9) 0.9
 (0.35-0.8) 0.8
 (0.15-0.4) 0.3
 (0.1-0.3) 0.1

10 YEAR -1 HOUR STORM EVENT:

Lot 14 and 15 Block 14 Hamilton Heights

Averaged from Missoula (0.64) and Darby (0.49)

i 0.57 in/hr
 T 3600 sec/hr

NEW SITE LAYOUT

EXISTING SITE LAYOUT

AREAS:	AREA (Ft2)	AREA (Ft2)
TOTAL AREA OF WATERSHED	849,420 sq. ft.	19.50 acres
PAVED AREAS/STRUCTURES	57200.00 sq. ft.	1.31 acres
GRAVELED AREAS	0.00 sq. ft.	0.00 acres
UNIMPROVED	596200.00 sq. ft.	13.69 acres
LANDSCAPED	196020.00 sq. ft.	4.50 acres
TOTAL	849420.00 sq. ft.	19.50 acres

Volume of runoff = (C*I*A)*T
 Total Volume Difference = New Volume - Existing Volume

VOLUMES REQUIRED:

PAVED AREAS/STRUCTURES	2425.09 C.F.	89.82 C.Y.	0.00 C.F.	0.00 C.Y.
GRAVELED AREAS	0.00 C.F.	0.00 C.Y.	0.00 C.F.	0.00 C.Y.
UNIMPROVED	8425.60 C.F.	312.06 C.Y.	12004.15 C.F.	444.60 C.Y.
LANDSCAPED	923.40 C.F.	34.20 C.Y.	0.00 C.F.	0.00 C.Y.
TOTAL VOLUME	11774.09 C.F.	436.08 C.Y.	12004.15 C.F.	444.60 C.Y.
FLOW IN C.F.S.	3.2706 C.F.S.		3.3345 C.F.S.	

TOTAL VOLUME DIFFERENCE
 TOTAL FLOW IN C.F.S.

-230.06 C.F.
 -0.064 C.F.S.

-9 C.Y.

REQUIRED STORMWATER DETENTION VOLUME:

RELATIVE IMPERVIOUSNESS FACTORS:

PAVED AREAS/STRUCTURES =
 GRAVELED AREAS =
 UNIMPROVED RANGELAND =
 LANDSCAPED (lawn, shrubs, trees) =

(C Range)
 (0.8-0.9)
 (0.35-0.8)
 (0.15-0.4)
 (0.1-0.3)

(C Used)
 0.9
 0.8
 0.3
 0.1

100 YEAR -1 HOUR STORM EVENT:

Lot 14 and 15 Block 14 Hamilton Heights

Averaged from Missoula (1.01) and Darby (0.70)

i 0.83 in/hr
 T 3600 sec/hr

NEW SITE LAYOUT

EXISTING SITE LAYOUT

AREAS:

TOTAL AREA OF WATERSHED

AREA (Ft2)
 849,420 sq. ft.

19.50 acres

AREA (Ft2)

PAVED AREAS/STRUCTURES

57200.00 sq. ft.

1.31 acres

0.00 sq. ft.

0.00 acres

GRAVELED AREAS

0.00 sq. ft.

0.00 acres

0.00 sq. ft.

0.00 acres

UNIMPROVED

596200.00 sq. ft.

13.69 acres

849420.00 sq. ft.

19.50 acres

LANDSCAPED

196020.00 sq. ft.

4.50 acres

0.00 sq. ft.

0.00 acres

TOTAL

849420.00 sq. ft.

19.50 acres

849420.00 sq. ft.

19.50 acres

VOLUMES REQUIRED:

Volume of runoff = (C*I*A)*T

Total Volume Difference = New Volume - Existing Volume

PAVED AREAS/STRUCTURES

3531.27 C.F.

130.79 C.Y.

0.00 C.F.

0.00 C.Y.

GRAVELED AREAS

0.00 C.F.

0.00 C.Y.

0.00 C.F.

0.00 C.Y.

UNIMPROVED

12268.86 C.F.

454.40 C.Y.

17479.73 C.F.

647.40 C.Y.

LANDSCAPED

1344.60 C.F.

49.80 C.Y.

0.00 C.F.

0.00 C.Y.

TOTAL VOLUME

17144.73 C.F.

634.99 C.Y.

17479.73 C.F.

647.40 C.Y.

FLOW IN C.F.S.

4.7624 C.F.S.

4.8555 C.F.S.

TOTAL VOLUME DIFFERENCE

-335.00 C.F.

-12 C.Y.

TOTAL FLOW IN C.F.S.

-0.093 C.F.S.

SUBDIVISION APPLICATION PACKET CHECKLIST - Water and Sanitation Information Per MCA 76-3-622

Name of Subdivision: *HAMILTON HEIGHTS, BLOCK 18, LOTS 14 & 15, PP*Subdivider/Landowner Name(s): *BROOKS COLE & TERRY FRY*Consultant Name: *PLI*Date Received: *1-2-07*Sufficiency Review Due Date: *IC-07-01-01*

Yes	No	N/A	Item	Additional Information/Staff comments
-----	----	-----	------	---------------------------------------

(1) Unless the land division is excluded from review under 76-4-125(2), the subdivider shall submit to the information listed below for proposed subdivisions that will include new water supply or wastewater facilities.

<input checked="" type="checkbox"/>			Provide two copies of the following information with a check paid to RCEHD for their \$50.00 sufficiency review fee.	
			(a) Vicinity Map or Plan	
<input checked="" type="checkbox"/>			(i) The location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of:	
		<input checked="" type="checkbox"/>	(A) flood plains	
<input checked="" type="checkbox"/>			(B) surface water features	
<input checked="" type="checkbox"/>			(C) springs	
<input checked="" type="checkbox"/>			(D) irrigation ditches	
<input checked="" type="checkbox"/>			(E) existing, previously approved, and, for parcels less than 20 acres, proposed water wells and wastewater treatment systems	
<input checked="" type="checkbox"/>			(F) for parcels less than 20 acres, mixing zones identified as provided in subsection (1)(g);	
<input checked="" type="checkbox"/>			(G) the representative drainfield site used for the soil profile description as required under subsection (1)(d)	
		<input checked="" type="checkbox"/>	(ii) The location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities	
<input checked="" type="checkbox"/>			(b) A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by DEQ.	
<input checked="" type="checkbox"/>			(c) A drawing of the conceptual lot layout at a scale no smaller than 1" = 200' that shows all information required for a lot layout document in rules adopted by the DEQ pursuant to 76-4-104.	

Yes	No	N/A	Item	Additional information/Staff comments
/			(d) Evidence of suitability for new onsite wastewater treatment systems that, at a minimum, includes:	
/			(i) A soil profile description from a representative drainfield site identified on the vicinity map, as provided in subsection (1)(a)(i)(G), that complies with standards published by DEQ.	
/			(ii) Demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer.	
/			(iii) In cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance provided in subsection (1)(d)(ii);	
			(e) For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:	
/			(i) obtained from well logs or testing of onsite or nearby wells;	
/			(ii) obtained from information contained in published hydrogeological reports; <u>OR</u>	
/			(iii) as otherwise specified by rules adopted by DEQ pursuant to 76-4-104;	
/			(f) Evidence of sufficient water quality in accordance with rules adopted by DEQ pursuant to 76-4-104;	
/			(g) A preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the board of environmental review pursuant to 75-5-301 and 75-5-303 related to standard mixing zones for ground water, source specific mixing zones, and nonsignificant changes in water quality.	The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis required under this subsection (1)(g), the subdivider may perform a complete nondegradation analysis in the same manner as is required for an application that is reviewed under Title 76, chapter 4.

Morgan Jewell PS

EXHIBIT A-4

March 2, 2007

Vanessa Perry
Planning Department
215 S 4th Street, Suite F
Hamilton, MT 59840

Subject: Hamilton Heights, Block 14, Lots 14 & 15, AP Major Subdivision

Dear Vanessa:

Thank you for providing the Ravalli County Parks Board with a preliminary plat for Hamilton Heights, Block 14, Lots 14 & 15. This is a major subdivision with 9 lots on 19.5 acres.

The required recreation land dedication for this subdivision would be approximately one acre. We, however, prefer cash-in-lieu since a dedication of one acre would have little public value for park purposes.

Please don't hesitate to contact us further if there are questions.

Sincerely,

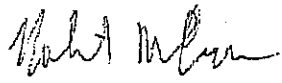

for Gary Leese
Chairperson
Ravalli County Parks Board

EXHIBIT A-5

February 27, 2007

Re: Sensitive Species waiver, HH, Blk. 14, Lots 14 & 15, AP

Karen-

The Subdivision Review Team reviewed the Sensitive Species Report/Wavier request prepared by PCI for HH, Blk. 14, Lots 14 & 15, AP on February 27, 2007. The waiver states that the habitat for the sensitive species occurring in the subject property's section does not exist on the property. Considering the information provided by MNHP and the site conditions, the wavier request seems reasonable.

Please review and provide comment.

Thank you-

Vanessa

2/27/07
the subject property appears to be
@ the outer edge of each of the
potential affected species. Based on
this fact, ~~and~~ the MNHP info and the
argument presented by PCI,
Waiver Request is granted
KRP

Corvallis School District

P.O. Box 700 / 1045 Main
Corvallis, MT 59828

Phone: (406) 961-4211 Fax: (406) 961-5144

EXHIBIT A-6

JAN 30 2007
TC-07-01-103
Ravalli County Planning Dept

Daniel B. Sybrant
Superintendent
961-4211

Trevor Laboski
Principal
High School
961-3201

Jason Wirt
Assistant Principal
High School
961-3201

Tom A. Miller
Principal
Middle School
961-3007

Rich Durgin
Assistant Principal
Middle School
961-3007

Janice Stranahan
Principal
Primary School
961-3261

Virginia Haines
Special Services
Director
961-3201

Russ Hendrickson
Technology
Coordinator
961-3201

Vannesa Bargfrede
Business Manager
District Clerk
961-4211

January 29, 2007

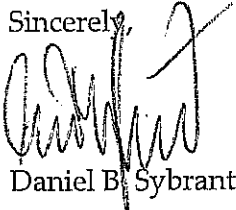
Ravalli County Planning Office
215 South 4th Street
Suite F
Hamilton Mt 59840

Dear Planning Department,

I have reviewed your letter in regards to the proposed major subdivision. This subdivision is a 9-lot major subdivision on 19 acres on Hamilton Heights Block 14, Lots 14 & 15 AP Major Subdivision, off Bass Lane in Ravalli County.

We have no specific objection to this subdivision. As we have stated before, growth in student numbers continues to affect our district infrastructure and bussing system.

In general, we ask that appropriate student safety measures be considered when designing this subdivision. We also ask that you consider a reasonable per lot donation to the school district to help mitigate the impact on our school.

Sincerely,

Daniel B. Sybrant

dbb/lh